

APPLICANT STATEMENT

Via email 6/18/2019

The only recommendation we had to slightly amend [from the COA Review Committee] was the total increase in elevation. At the Jun 10 advisory meeting, we had proposed a roof that continued the exact slope of the existing one. We were told that the committee would fully recommend 1/3 of that increase, as shown on the drawings presented then. Anything more would require a sightline study, to ensure there would be no change in character for the district.

It turns out the total increase in elevation from current apex to the new, proposed apex was roughly 5.1 Ft. When we ran multiple scenarios and drawings using a 1.7 ft elevation (1/3 of the original proposed increase), none of them resulted in a usable ceiling (a usable one is shown in the new dotted line section, on the color map. Distinct from the outside “tenting” dotted line). These ceiling heights would not meet code, nor would they be suitable for someone 6 ft tall to even enter the proposed room.

We are requesting only 1.5 ft/18 inches more. This makes it usable and is really insignificant, when considering the view from across the street. From the aforementioned middle of sidewalk, it is roughly 80.5 ft horizontally, to the groundfloor directly below the current apex. The new apex will be roughly another 9 ft back, horizontally. We believe the sightline study will show that from ~90 feet, an 18 inch increase above what was nominally approved will not distract anyone viewing it thus, different than viewing without those extra 1.5 ft.